

Minneapolis Community Development Agency

Request for City Council Action

Date: February 18, 2003

To: Council Member Lisa Goodman, Community Development Committee
Council Member Barbara Johnson, Ways and Means/Budget Committee

Refer to: MCDA Board of Commissioners

Prepared by: Beverly A. Wilson, Planner III, Phone 612-673-5030

Presented by: Judy Cedar, Project Coordinator, Phone 612-673-5025

Approved by: Lee Sheehy, MCDA Executive Director
Chuck Lutz, MCDA Deputy Executive Director _____

**Subject: Modification No. 5 to the West Broadway Redevelopment Plan; and
Modification No. 94 to the Common Plans**

Previous Directives: Not Applicable.

Ward: 5

Neighborhood Group Notification: West Broadway Area Coalition; Northside Residents Redevelopment Council

Consistency with *Building a City That Works*: Not Applicable.

Comprehensive Plan Compliance: Not Applicable.

Zoning Code Compliance: Not Applicable.

Impact on MCDA Budget: (Check those that apply) Not Applicable.

- ☒ No financial impact
- ☐ Action requires an appropriation increase to the MCDA Budget
- ☐ Action provides increased revenue for appropriation increase
- ☐ Action requires use of contingency or reserves
- ☐ Other financial impact (Explain):

Living Wage / Business Subsidy: Not Applicable.

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Job Linkage: Not Applicable.

Affirmative Action Compliance: Not Applicable.

RECOMMENDATION: City Council Recommendation: The Deputy Executive Director recommends that the City Council Community Development Committee schedule a public hearing to be held on March 4, 2003 for Modification No. 5 to the West Broadway Redevelopment Plan; and Modification No. 94 to the Common Plans; and it is recommended that the Ways and Means/Budget Committee review the proposed Modifications and submits its comments at the Community Development Committee public hearing scheduled for Tuesday, March 4, 2003.

Background/Supporting Information

In response to the Agency's Request for Proposals, a developer has been evaluating the potential reuse of property located at 1101 West Broadway as retail and commercial-office lease space. The proposed redevelopment site actually combines three distinct parcels of land, commonly known as 1101 West Broadway (tax forfeit in 1992), 1105 West Broadway and 1827 Emerson Avenue North (used for parking lot). 1101 West Broadway and 1827 Emerson Avenue North are under MCDA ownership. The other parcel, a one story building at 1105 West Broadway, is currently under private ownership. The developer has indicated a willingness to make best efforts to make lease space available in the new development to the business currently located in the building at 1105 West Broadway. The purchase of 1105 West Broadway will facilitate the proposed development by allowing for a new driveway and a new entrance plaza (that incorporates landscaping, canopy overhangs, lighting, and outdoor seating).

These Modifications designate a parcel within the West Broadway Project Area as Property That May Be Acquired. Because the West Broadway Redevelopment Plan is located within the Common Project, a modification to those documents has also been prepared.

The Minneapolis Community Development Agency has prepared the proposed Plan documents and transmitted them to interested parties for review and comment on January 31, 2003. Comments have been requested and are due at the Agency by March 3, 2003.

It is requested that the Community Development Committee schedule a public hearing on the proposed Modifications, to be held by the Community Development Committee on Tuesday, March 4, 2003, at 1:30 p.m. Final Council and MCDA Board Action will be held on Friday, March 21, 2003.

It is requested that the Ways and Means/Budget Committee review the proposed Modifications and submit its comments at the public hearing to be held by the Community Development Committee on Tuesday, March 4, 2003.

MINNEAPOLIS COMMUNITY
DEVELOPMENT AGENCY

**Modification No. 5
to the
West Broadway Redevelopment Plan
and**

**Modification No. 94
to the
Common Development and
Redevelopment and Common Tax
Increment Finance Plan**

January 31, 2003

Prepared by Project Planning and Finance Department, MCDA
105 5th Avenue South, Minneapolis, Minnesota 55401

MODIFICATION NO. 5
TO THE
WEST BROADWAY REDEVELOPMENT PLAN
January 31, 2003

Original Plan	May 1, 1973
Modification No. 1	March 12, 1975; Rev. Oct. 25, 1975
Modification No. 2	July 10, 1980
Modification No. 3	December 16, 1988
Modification No. 4	March 22, 1991

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- A. Table of Contents
- B. Description of Project
 - 1. Boundaries of Redevelopment Project – No Change
 - 2. Project Boundary Map – No Change
 - 3. Objectives of the Redevelopment Plan – No Change
 - 4. Type of Redevelopment Activities – No Change
- C. Land Use Plan
 - 1. Land Use Map – No Change
 - 2. Land Use Provisions and Requirements – No Change
- D. Project Proposals
 - 1. Land Acquisition – **Changed**
 - 2. Rehabilitation – No Change
 - 3. Redevelopers' Obligations – No Change
- E. Relocation – No Change
- F. Official Action to Carry Out the Redevelopment Plan – No Change
- G. Procedure for Changes in Approved Redevelopment Plan – No Change

MODIFICATION NO. 5
TO THE
WEST BROADWAY REDEVELOPMENT PLAN
January 31, 2003

Introduction

In response to the Agency's Request for Proposals, a developer has been evaluating the potential reuse of property located at 1101 West Broadway as retail and commercial-office lease space. The proposed redevelopment site actually combines three distinct parcels of land, commonly known as 1101 West Broadway (tax forfeit in 1992), 1105 West Broadway and 1827 Emerson Avenue North (used for parking lot). 1101 West Broadway and 1827 Emerson Avenue North are under MCDA ownership. The other parcel, a one story building at 1105 West Broadway, is currently under private ownership. The developer has indicated a willingness to make best efforts to make lease space available in the new development to the business currently located in the building at 1105 West Broadway. The purchase of 1105 West Broadway will facilitate the proposed development by allowing for a new driveway and a new entrance plaza (that incorporates landscaping, canopy overhangs, lighting, and outdoor seating).

D. Project Proposals

1. Land Acquisition – Changed

- a. Property Acquisition Map – Map 3, dated January 31, 2003, is attached.
- b. List of Property That May Be Acquired – Changed

By including in this Redevelopment Plan a list of Property That May Be Acquired, the Minneapolis Community Development Agency is signifying that it is interested in acquiring the property listed, subject to limitations imposed by availability of funds, developer interest, staging requirements, soil contamination and other financial and environmental considerations. Inclusion on this list does not indicate an absolute commitment on the part of the Agency to acquire a property.

The list of Property That May be Acquired is amended to include:

Property Identification No.
16-029-24-13-0093

Property Address
1105 W. Broadway

State law authorizes the Agency to acquire property either on a negotiated basis or through the use of its power of eminent domain, if necessary, to carry out a redevelopment plan. The Agency will seek to acquire property from willing sellers whenever possible, but may use its condemnation authority to acquire property identified as "property that may be acquired" only if the developer is unable to acquire the property or property interests therein directly.

**MODIFICATION NO. 94 TO THE
COMMON DEVELOPMENT AND REDEVELOPMENT PLAN
AND
COMMON TAX INCREMENT FINANCING PLAN
January 17, 2003**

TABLE OF CONTENTS

(This Table of Contents is not part of Modification No. 94 to the Common Development and Redevelopment Plan and Common Tax Increment Financing Plan, and is only for convenience of reference.)

SECTION A. COMMON DEVELOPMENT AND REDEVELOPMENT PLAN

<u>94</u>		<u>Impact of Mod.</u>
Subsection A.1.	Mission Statement	No Change
Subsection A.2.	Definitions	No Change
Subsection A.3.	Description of Public Purpose	No Change
Subsection A.4.	Objectives of Common Project	No Change
Subsection A.5.	Structuring of Common Project	No Change
Subsection A.6.	History of Establishment and Modifications of Projects and TIF Districts Included in Common Project Area	Changed
Subsection A.7.	Estimated Public Improvement Costs	No Change
Subsection A.8.	Boundaries of the Common Project Area	No Change
Subsection A.9.	Development Program Requirements	No Change
Subsection A.10.	Modifications to Common Development and Redevelopment Plan	No Change
Subsection A.11.	Neighborhood Revitalization Program	No Change
SECTION B.	COMMON TAX INCREMENT FINANCING PLAN	

Subsection B.1.	Summaries of Participating Tax Increment Financing Districts	No Change
Subsection B.2.	Boundaries of Participating Tax Increment Financing Districts	No Change
Subsection B.3.	Statement of Objectives and Development Program, Including Property that may be Acquired	Changed
Subsection B.4.	Properties to be Deleted From Participating Tax Increment Financing Districts	No Change
Subsection B.5.	Development Activity in Common Project For Which Contracts Have Been Signed and Other Specific Development Expected to Occur	No Change
Subsection B.6.	Description of Financing	No Change
Subsection B.7.	Estimated Impact on Other Taxing Jurisdictions	No Change
Subsection B.8.	Modifications to Common Tax Increment Financing Plan	No Change

List of Exhibits

Exhibit 1	Land Use Map – No Change
Exhibit 2	Property Acquisition Map – Changed
Exhibit 3	Project Area Report and Documentation of Blight – No Change
Exhibit 4	Feasibility Study and But For Analysis – No Change

**MODIFICATION NO. 94 TO THE
COMMON DEVELOPMENT AND REDEVELOPMENT PLAN**

MODIFICATION NO. 5 TO THE WEST BROADWAY REDEVELOPMENT PLAN

January 31, 2003

Introduction

Modification No. 94 to the Common Development and Redevelopment Plan and Modification No. 5 to the West Broadway Redevelopment Plan identify one parcel to be acquired by the Minneapolis Community Development Agency to assist in assembling a site for a proposed reuse of property located at 1101 West Broadway as retail and commercial-office lease space.

In response to the Agency's Request for Proposals, a developer has been evaluating the potential reuse of property located at 1101 West Broadway as retail and commercial-office lease space. The proposed redevelopment site actually combines three distinct parcels of land, commonly known as 1101 West Broadway (tax forfeit in 1992), 1105 West Broadway and 1827 Emerson Avenue North (used for parking lot). 1101 West Broadway and 1827 Emerson Avenue North are under MCDA ownership. The other parcel, a one story building at 1105 West Broadway, is currently under private ownership. The developer has indicated a willingness to make best efforts to make lease space available in the new development to the business currently located in the building at 1105 West Broadway. The purchase of 1105 West Broadway will facilitate the proposed development by allowing for a new driveway and a new entrance plaza (that incorporates landscaping, canopy overhangs, lighting, and outdoor seating).

By reference, Modification No. 94 to the Common Plan and Modification No. 5 to the West Broadway Redevelopment Plan are Incorporated Documents to the Common Development and Redevelopment Plan.

**SECTION A. MODIFICATION NO. 94 TO THE COMMON DEVELOPMENT
AND REDEVELOPMENT PLAN**

Subsection A. 6. History of Establishment and Modification of Underlying
Project Areas and Tax Increment Financing Districts Included
in Common Project Area - **Changed**

<i>Project/District</i>	<i>Plan Modification</i>	<i>Anticipated City Council Approval Date</i>	<i>Resolution Number</i>
West Broadway	Mod. No. 5	March 21, 2003	2003R-

Common Project	Mod. No. 94	March 21, 2003	2003R-
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SECTION B. MODIFICATION NO. 94 TO THE COMMON TAX INCREMENT FINANCE PLAN (MODIFICATION NO. 5 TO THE WEST BROADWAY REDEVELOPMENT PLAN)

Subsection B. 3. Statement of Objectives and Development Program, Including Property to be Acquired – **Changed**

By including in this Redevelopment Plan a list of Property That May Be Acquired, the Minneapolis Community Development Agency is signifying that it is interested in acquiring the property listed, subject to limitations imposed by availability of funds, developer interest, staging requirements, soil contamination and other financial and environmental considerations. Inclusion on this list does not indicate an absolute commitment on the part of the Agency to acquire a property.

The list of Property That May be Acquired is amended to include:

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